

Happy New Year!

**FIVE OAKS/TRIPLE CREEK
Neighborhood Association Committee (NAC)**

MEETING

Tuesday, January 14, 2003

The Elmonica School Cafeteria - 16950 SW Lisa Street - 7:00 PM

For additional information concerning upcoming events, meetings, & new developments please look on the NAC website: 5oaks3creek.homestead.com

AGENDA

Questions? Call David Kamin, 503-291-1900

- 7:00 Welcome to all. Introduction of officers and guests.
- 7:10 David Kamin, Recorder, will convene the meeting.
Treasury Report by Hal Oien
Approval of December Minutes
- 7:20 Announcements:
Krispy Kreme
Mayor Drake is our guest for Feb. 18 meeting
- 7:30 Committee Reports
Bus Barn Update
170th/173rd Road Alignment
- 8:00 Police Report
- 8:08 TVF&R Report
- 8:16 Decide the most important issues to address in 2003
- 9:00 Adjourn

Attachments:

- ☐ December Meeting Minutes
- ☐ Upcoming Events
- ☐ **NO LAND USE BULLETIN**

ADA Notice: This information is available in large print or audio tape upon request. In addition assistive listening devices or sign language interpreters are available at any public meeting with five days advance notice. To request these services, call 503-526-2243 voice/TDD.

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We would like to begin distributing information to NAC members (including agendas and minutes) by email. If you are interested in receiving NAC information by email, please provide your name and email address to our office at pmoore@ci.beaverton.or.us. If you have any questions, please call Megan Callahan, Neighborhood Program Manager, at 503-526-2243.

****Please note:** If you provide your email address to the City, it is considered public information and could be given to any entity upon request.**

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The agenda and minutes contained in this packet were developed by members of your Neighborhood Association Committee (NAC). They are distributed by the City of Beaverton's Neighborhood Program in an effort to promote and encourage public involvement. For additional information, please call the Neighborhood Program at 503.526.2243.

	PROJECT TITLE	LOCATI ON	PUBLIC HEARING DATE	PROPOSED ACTION	STATU S
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	PROJECT TITLE	LOCATION	PUBLIC HEARING DATE	PROPOSED ACTION	STATUS
<u>2.</u>	MAGNOLIA GREEN OFFICE BUILDING BDR2001-0025	Located west of Millikan Bvd and north of Tualatin Valley Hwy	Board of Design Review 6/14/01 6:30 p.m.	A proposal for a new office building proposed to be approximately 9,578 square feet in size, with associated parking and landscaping. The Board of Design Review, during a public hearing, will review the overall design of this request including the building, landscaping, internal parking and drive layout, and lighting design. <i>Staff contact: Scott Whyte at (503) 526-2652.</i>	Awaiting Decision
<u>3.</u>	<u>TRIMET MERLO ATP PARKING LOT</u> <u>BDR2001-0066</u>	Located south of Merlo Rd and north of Palmer St.	Facilities Review Committee 6/27/01	<u>A proposal for a new 165 space paved parking area with associated landscaping, lighting, and utilities. This request will be reviewed administratively. Therefore, no public hearing concerning this request will be held unless the decision is appealed. Staff contact: Tyler Ryerson at (503) 526-2419.</u>	Awaiting Decision
<u>1.</u>	<u>TUALATIN HILLS PARKS & RECREATION DISTRICT OAK TRAIL UPGRADES</u> <u>BDR2001-0091</u>	15655 SW Millikan Boulevard	Facilities Review Committee 7/11/01	<u>A proposal for improvements to the existing Oak Trail, which currently provides access from SW 158th Avenue and SW Merlo Road to the Tualatin Hills Nature Park Interpretive Center. The applicant proposes to upgrade the existing trail to ADA standards. This request will be reviewed administratively.</u>	Awaiting Decision
<u>2.</u>	<u>BEAVERTON CREEK SEWER INTERCEPTOR UPGRADE</u> <u>TPP2001-0001</u> BDR2001-0042	Located east of SW 170 th Ave., west of SW Murray Blvd, south of Jenkins Rd, and north of Tualatin Valley Hwy	Board of Design Review 7/12/01 6:30 p.m.	<u>The following land use applications have been submitted for the proposed sewer trunk line replacement and upgrade, including substantial enhancement and mitigation within the Beaverton Creek Corridor and proposed trail improvements.</u> Tree Preservation Plan - Request for Board of Design Review approval of a Tree Preservation Plan (TPP) for the proposed construction activity within the boundaries of a Significant Tree Grove. Type 2 Design Review - Request for Design Review approval for a proposed sanitary sewer trunk line replacement and upgrade. In addition, the applicant proposes substantial enhancement and mitigation within the Beaverton Creek stream corridor, trail improvements, and the addition of an elevated 630 foot long boardwalk. <i>Staff contact: Tyler Ryerson at (503) 526-2419.</i>	Awaiting Decision
<u>1.</u>	<u>CONNOR COMMONS 45 UNIT TOWNHOMES</u> <u>BDR2001-0069</u> <u>SB2001-0006</u>	North of Walker Road, east of 150 th Avenue, west of the Bonneville Power Administration right-of-way, and south of Surrey Court	Board of Design Review 8/9/01 6:30 p.m.	<u>The following land use applications have been submitted for a 45 unit townhome development.</u> Type III Design Review - Request for Design Review approval for a 45 unit townhome development including associated streets, sidewalks, landscaping, lighting, parking and a portion of bicycle path within the Bonneville Power right-of-way. <u>Fee Ownership Subdivision - The applicant also requests approval of a Fee Ownership Subdivision in order to divide the property into 45 residential lots to allow for individual lot ownership, and to create open space and common area tracts. This request will be reviewed administratively, with a notice of decision. No public</u>	Awaiting Decision

	PROJECT TITLE	LOCATI ON	PUBLIC HEARING DATE	PROPOSED ACTION	STATU S
				<u>hearing concerning this request will be held unless the decision is appealed. Staff contact: Scott Whyte at (503) 526-2652.</u>	

<u>1.</u>	MERIDIAN VILLAGE PHASE 2 <u>BDR2001-0119</u> <u>SB2001-0010</u>	820 SW 173 rd Avenue	Board of Design Review 10/11/01 1 6:30 p.m. (Written comments due by 9/11/01.)	<u>Type III Design Review</u> <i>The applicant requests Design Review approval to construct 12 townhouses and three single-family cluster units. The proposal, as part of Phase 2 of the Meridian Village multi-use development includes the construction of a commonly owned private street and associated landscaping.</i> <u>Subdivision</u> <i>The applicant requests approval of a Subdivision to divide the proposed parcel into 14 lots with one commonly owned tract to be used for storm water drainage. This request will be reviewed administratively. Therefore, no public hearing concerning this request will be held unless the decision is appealed.</i> Staff contact: Tyler Ryerson at (503) 526-2520.	Awaiting Decision
<u>2.</u>	WATERHOUSE COMMONS HOURS OF OPERATION CUP2001-0014	Corner of SW Walker Road and SW Outrigger Terrace	Planning Commission 10/11/01 1 7 p.m. (Comments due by 10/2/01.)	<u>Request for Conditional Use Permit (CUP) approval to operate Waterhouse Commons Retail Center between the hours of 6:00 am to 1:00 am seven days a week. The site is within the Community Service (CS) zone in which a Conditional Use Permit is necessary for uses operating prior to 7:00 am or after 10:00 pm. The Planning Commission, during a public hearing, will review the overall request. Staff contact: John Osterberg at (503) 526-4216.</u>	Awaiting Decision
<u>3.</u>	<u>TRUAX GASOLINE STATION</u> BDR2001-0124 CUP2001-0025	14976 SW WALKER ROAD	Planning Commission 10/24/01 1 7 p.m. and Board of Design Review 10/25/01 1 6:30 p.m.	<u>The applicant requests Board of Design Review approval to construct a retail gasoline service station. The proposal includes construction of three service station islands; a central kiosk; a trash enclosure; a 400 square foot building to hold bathrooms, storage area, and an office; and driveway area with parking and associated landscaping.</u> <u>The applicant requests approval of a Conditional Use Permit (CUP) to operate the proposed gasoline service station on a 24-hour basis. Gasoline service stations and uses that run during the hours of 10 pm to 7 am are identified as conditional uses within the NS zone. Staff contact: Scott Whyte at (503) 526-2652.</u>	Awaiting Decision
<u>3.</u>	SW 170 TH AVENUE & BASELINE ROAD APARTMENTS BDR2001-0145	16880 SW Baseline Road	Board of Design Review 12/13/01 6:30 p.m.	Applicant requests Design Review approval to construct a 120-unit apartment complex. The proposal will include the construction of twenty buildings, an access road, lighting, and associated landscaping. The Board of Design Review, during a public hearing, will review the overall design of this request including buildings, landscaping, street layout, and lighting design. Staff contact: Tyler Ryerson at (503) 526-2520.	Awaiting Decision
<u>1.</u>	TRI-MET SW PALMER STREET VACATION	Tri-Met Bus Facility site at 16130 SW Merlo Road	City Council 1/7/02 6:30 p.m.	Applicant requests Street Vacation approval to vacate a 20-foot right-of-way on a portion of SW Palmer Street located south of SW Merlo Road. The street vacation will be for approximately 1,225 feet of platted right-of-way.	Awaiting Decision

	SV2001-0001			The City Council will review the request and the recommendation of the Planning Commission. <i>Staff contact: Tyler Ryerson at (503) 526-2520.</i>	
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<u>2.</u>	TRI-MET SW RIGGS STREET VACATION SV2001-0002:	Tri-Met Bus Facility site at 16130 SW Merlo Road	City Council 1/7/02 6:30 p.m.	Applicant requests Street Vacation approval to vacate a 20-foot right-of-way on a portion of SW Riggs Street located south of SW Merlo Road. The street vacation will be for approximately 1,225 feet of platted right-of-way. The City Council will review the request and the recommendation of the Planning Commission through the SV2001-0002 application. <i>Staff contact: Tyler Ryerson at (503) 526-2520.</i>	Awaiting Decision
<u>1.</u>	TRI-MET SW PALMER STREET VACATION SV2001-0001	16130 SW Merlo Road	City Council 1/28/02 6:30 p.m.	Applicant requests Street Vacation approval to vacate a 20-foot right-of-way on a portion of SW Palmer St. located south of SW Merlo Rd. The street vacation will be for approximately 1,225 feet of platted right-of-way. The City Council will review the request and the recommendation of the Planning Commission through the SV2001-0001 application. <i>Staff contact: Tyler Ryerson at (503) 526-2520.</i>	Awaiting Decision
<u>2.</u>	TRI-MET SW RIGGS STREET VACATION SV2001-0002	16130 SW Merlo Road	City Council 1/28/02 6:30 p.m.	Applicant requests Street Vacation approval to vacate a 20-foot right-of-way on a portion of SW Riggs Street located south of SW Merlo Road. The street vacation will be for approximately 1,225 feet of platted right-of-way. The City Council will review the request and the recommendation of the Planning Commission through the SV2001-0002 application. <i>Staff contact: Tyler Ryerson at (503) 526-2520.</i>	Awaiting Decision
<u>3.</u>	DANIA FLAG POLE VARIANCE VAR2001-0007	17005 NW Cornell Road	Board of Design Review 2/14/02 6:30 p.m.	This land use application has been submitted requesting a Sign Variance for the purpose of erecting two (2) additional flag poles, for a total of four (4) flag poles, at the main entrance of a retail store. Section 60.30 of the City's Development Code includes flag poles as part of Sign Regulations, therefore, modification to these regulations will require a Sign Variance. <i>Staff contact: Sambo Kirkman at (503) 789-6437.</i>	Awaiting Decision
<u>1.</u>	CHAPTE R 50 UPDATE TEXT AMENDMENT TA 2001-0002 CHAPTER 10 UPDATE TEXT AMENDMENT TA 2001-0003 CHAPTER 90 UPDATE TEXT AMENDMENT TA 2001-0005		Planning Commission 2/20/02 7 p.m.	The City of Beaverton has proposed a comprehensive update of Chapter 50 (Procedures) of the Beaverton Development Code. The proposed amendments will establish the procedures by which development applications will be processed in the City. definitions of terms use in the Development Code. <i>Staff contact: Steven A. Sparks at (503) 526-2429.</i>	Awaiting Decision
<u>1.</u>	WORK		WORK	<i>The work session will be a discussion between City staff</i>	

	SESSION		SESSION Planning Commission and Board of Design Review 3/12/02 7 p.m.	<u>and members of the Planning Commission and Board of Design Review. Topics to be discussed include, but are not limited to, consideration of the upcoming workplan of the Community Development Department to develop a tele-communications ordinance for the City, that could amend the Comprehensive Plan and the Development Code.</u>	
<u>2.</u>	BEAVERTON SCHOOL DISTRICT PROPOSED TRANSPORTATION AND SUPPORT CENTER BDR2001-0198	South of NW Twin Oaks Dr, east of NW 167 th Pl and north of Willow Creek	Board of Design Review 3/14/02 (Please Note New Date) 6:30 p.m.	A Design Review application has been submitted for development of a transportation and support center for storing and maintaining Beaverton School District buses. The Beaverton School District plans to store and maintain approximately 130 large busses and 70 small buses in a new parking lot to be located north of the existing building on-site. The School District also plans to add approximately 185 new parking spaces west of the existing building for employees and visitors. <i>Staff contact: Scott Whyte at (503) 526-2652.</i>	Awaiting Decision
<u>1.</u>	167 TH PLACE OFFICE BUILDING BDR2001-0206	1961 NW 167 th Place	Board of Design Review 4/11/02 6:30 p.m.	The applicant requests Design Review approval for the construction of a one story brick office building at the northern terminus of NW 167 th Place, north of NW Cornell Road, south of Highway 26, and west of NW Bethany Boulevard. The Board of Design Review, during a public hearing, will review the overall design of this request including buildings, landscaping, parking, and lighting design. <i>Staff contact: Leigh Crabtree at (503) 526- 2548.</i>	Awaiting Decision

<u>1.</u>	<p>APPEAL OF SUNSET HIGH SCHOOL SITE & PARKING LOT MODIFICATI ONS APPROVAL APP2002- 0003 (SUNSET HIGH SCHOOL SITE & PARKING LOT APPEAL)</p>	<p>Sunset High School 13840 NW Cornell Road</p>	<p>Board of Design Review 4/25/02 6:30 p.m.</p>	<p>NOTICE OF APPEAL TO BOARD OF DESIGN REVIEW AND POTENTIAL APPEAL TO CITY COUNCIL</p> <p>The Planning Director approved a request for exterior modifications to Sunset High School resulting in an addition to the east and north sides of the existing school building and revisions to on-site school bus and motor vehicle circulation upon the eastern portion of the site. The application included modifications to associated parking, utilities, landscaping and sidewalks. The appeal specifically addresses safety concerns at several locations on NW Cornell Road. The appellant requests that the applicant provide vehicular access onto NW Science Park Drive. The Planning Director's approval of the request did not include a condition of approval requiring the applicant to provide vehicular access to NW Science Park drive. The appellant believes such a condition is necessary to meet the Type 2 Design Review approval criteria. The appellant has identified the applicable approval criteria relating to promoting safety and reduced congestion, protecting the public from potentially deleterious effects resulting in the proposed use, and providing a safe and efficient circulation pattern within the boundaries of the site, as the reasons why vehicular access to NW Science Park Drive should have been required.</p> <p><i>Staff contact: Liz Shotwell at (503) 350-4082.</i></p>	<p>The Board of Design Review will hear the appeal in a public hearing on April 25, 2002. In the event that the Board of Design Review's decision is appealed, the City Council will hear the appeal in a public hearing on May 13, 2002.</p>
<u>2.</u>	<p>PRINCE OF PEACE LUTHERAN CHURCH - PHASE ONE BDR2002-0013</p>	<p>Northeast corner of the intersection of NW Cornell Rd and NW 143rd Ave</p>	<p>Board of Design Review 5/9/02 6:30 p.m.</p>	<p>THE APPLICANT REQUESTS DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A 16,990 SQUARE FOOT MULTI-PURPOSE BUILDING UPON THE WESTERN PORTION OF THE SUBJECT SITE, BETWEEN THE EXISTING CHURCH BUILDING AND NW 143RD AVENUE. THE PROPOSED NEW BUILDING WILL INCLUDE A MULTI-PURPOSE ROOM, CLASSROOMS, KITCHEN AND ACCESSIBLE RESTROOMS. THIS APPLICATION IS THE FIRST PHASE OF A TWO-PHASE MASTER PLAN AS APPROVED THROUGH THE DECEMBER 24, 2001 CITY OF BEAVERTON CONDITIONAL USE PERMIT (CUP2001-0017); THE FUTURE SECOND PHASE OF DEVELOPMENT IS FORESEEN TO INCLUDE DEMOLITION OF THE EXISTING CHURCH BUILDING AND CONSTRUCTION OF A NEW SANCTUARY AND CHURCH FACILITIES. THE BOARD OF DESIGN REVIEW, DURING A PUBLIC HEARING, WILL REVIEW THE OVERALL DESIGN OF THIS REQUEST INCLUDING THE BUILDINGS, LANDSCAPING, AND LIGHTING DESIGN. <i>STAFF CONTACT: TYLER RYERSON AT (503) 526-2520.</i></p>	<p>Awaiting Decision</p>

<u>1.</u>	WASHINGTON COUNTY SHERIFFS, ELECTIONS AND JUSTICE COURT BUILDING: CUP2002-0001	East of SW Murray Blvd and south of SW Millikan Way	Planning Commission on 5/22/01 7 p.m.	Washington County seeks a Conditional Use Permit to locate their Elections Division and Sheriff's Department East Precinct at 3700 SW Murray Blvd. Tenant improvements to that portion of the building to be occupied by the Sheriff's Office include four holding cells intended for a maximum holding time of four hours. Additional tenant improvements include a courtroom designed primarily for hearing traffic violations. <i>Staff contact: Scott Whyte at (503) 526-2652.</i>	Awaiting Decision
<u>2.</u>	APPEALS OF BEVERTON SCHOOL DISTRICT PROPOSED TRANSPORTATION AND SUPPORT CENTER AT NW 167 TH PLACE; DESIGN REVIEW APP 2002-0005 APP 2002-0006 APP 2002-0007 APP 2002-0008 APP 2002-0009	Terminus of NW 167 th Place, south of NW Twin Oaks Drive and north of Willow Creek	City Council 6/3/02 6:30 p.m.	The City Council will hear appeals of the Board of Design Review decision concerning the School District's application for Design Review approval, Case File Number BDR 2001-0198. On March 14, 2002, the Board of Design Review conducted a public hearing and approved with conditions, the District's proposal to develop a site for purposes of maintaining and storing approximately 130 large buses and 70 small buses, in addition to providing on-site parking for employees and visitors. The Board's decision to approve BDR 2001-0198, with conditions as described in the Board's Order, No. 1483, has been appealed to the City Council for further review and action. <i>Staff contact: Scott Whyte at (503) 526-2652.</i>	Awaiting Decision
<u>3.</u>	WOODSIDE CORPORATE PARK BUILDING #4: BDR2002-0149	East of SW 158 th Ave, south of Walker Rd, west of SW Greystone Ct	Facilities Review Committee 10/9/02	Request for Type II Design Review approval for a time extension of a previously approved application (BDR2000-0135). There is no proposal for modification to the previously approved project. This request will be reviewed administratively. Therefore, no public hearing concerning this request will be held unless the decision is appealed. <i>Staff contact: Sambo Kirkman at (503) 350-4083.</i>	Awaiting Decision

<u>4.</u>	APPEAL OF RECOM- MENDE D AMEND MENT OF CHAPTE R 50 (PROCE DURES) OF THE DEVELO P-MENT CODE; TEXT AMEND MENT APP 2002- 0004		Beaverton City Council 6/17/02 6:30 p.m. (Written comments due by 6/3/02.)	The City Council will hear an appeal of the Planning Commission decision to recommend approval of the comprehensive amendment of Chapter 50 (Procedures) of the Development Code. The City of Beaverton has proposed a comprehensive update of Chapter 50 (Procedures) of the Beaverton Development Code. The Planning Commission decision to recommend approval of the proposed amendments will establish the procedures by which development applications will be processed in the City. The procedures include, but are not limited to, initiation of an application, withdrawal of an application, application completeness, Type 1 through Type 4 application processes, and appeal(s), expiration, extension, and modification of decisions. The recommended text amendment will modify existing procedures found in the Development Code and establish new procedures to be made a part of the Code. New procedures include, but are not limited to, appeal of public hearing matters being on the record. The purpose of the proposed amendments is to clarify and refine administrative procedures. No property is proposed for rezoning or modification of permissible uses. The Commission's decision to recommend approval of TA 2001-0002, as described in the Commission's Land Use Order No. 1477, has been appealed to the City Council for further review and action. The proposed amendment described above will affect all property and development proposals within the City of Beaverton. <i>Staff contact: Steven Sparks at (503) 526-2429.</i>	Awaiting Decision
<u>3.</u>	CLEAN WATER SERVICE S OPERAT IONS HEAD- QUARTE RS AND OPERAT IONS YARD BDR2002 -0025 VAR2002 -0003	South of SW Merlo Rd, east of Beaverton School District Admini- strative Offices located at 16550 SW Merlo Rd, west of Tri- Met Merlo Maintenance Facility located at 16130 SW Merlo Rd, and north of Tualatin Hills Nature Park	Board of Design Review 6/13/02 6:30 p.m.	The following land use application has been submitted for development of a new Clean Water Services Operations Headquarters and Operations Yard. This project consists of two one-story buildings. One will house administrative offices/conference center and indoor vehicle, equipment and material storage. The second building will be used for storage for the facility. In addition to the two buildings, this project also includes an operation yard and parking lot improvements. Request for Design Variance approval to permit deviation from the development standards from Development Code Section 60.20.20, governing Off-Street Parking Lot Construction. The applicant is seeking three deviations from the Code: 1) use of pervious and semi-pervious paving materials rather than asphalt in the employee parking lot and a portion of the visitor parking lot; 2) elimination of a continuous curb between paving and landscaping to increase run-off into bio-swale areas; 3) elimination of landscaping islands in the employee parking at the ends of rows of stalls, compensated by creating a central landscaping bio-swale and perimeter landscaping that exceeds required landscape areas. Staff contact: Tyler Ryerson at (503) 526-2520.	Awaiting Decision

<u>I.</u>	FRED MEYER FUEL STOP GAS STATION N BDR2002 -0050 CUP2002 -0007	North of SW Walker Rd, west of SW 158 th Ave	Planning Commissi on 9/11/02 7 p.m. <u>and</u> Board of Design Review 9/12/02 6:30 p.m.	Request for Design Review approval for development of a retail gas station. The proposed facility will include five gas pumps and a cashier's kiosk. The canopy will measure 43-feet by 92-feet (3,956 square feet) and will cover the developed site. The applicant is requesting approval to operate a Fred Meyer Fuel Stop Gas Station 24-hours a day. The Development Code Section 20.10.05.2.B.3 requires developments proposing to operate between the hours of 10:00 p.m. and 7 a.m., within the Community Service zoning district, to obtain a Conditional Use Permit. <i>Staff contact: Sambo Kirkman at (503) 526-350-4083.</i>	Awaiting Decision
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<u>2.</u>	TEXT AMENDMENTS CHAPTER 60 (SPECIAL REQUIREMENTS), CHAPTER 20 (LAND USES), CHAPTER 40 (PERMITS AND APPLICATIONS), AND CHAPTER 90 DEFINITIONS TABLE 2002-0001	Each of the proposed amendments described will affect all property and future development proposals for wireless communication facilities within the City of Beaverton.	Planning Commission on 9/11/02 7 p.m.	The City of Beaverton has proposed the establishment of regulations and standards in Chapter 60 (Special Requirements) for the regulation of wireless communication facilities. Wireless communication facilities include but are not limited to cellular phone towers, antenna panels and arrays, and satellite dishes. The amends to Chap. 60 will establish applicability standards, exemptions, development standards inc., but not limited to standards for height, setbacks, and design, special study requirements, temporary use standards, collocation standards, and standards for abandoned facilities. Amends to Chap. 20 (Land Uses) are necessitated to address the permitted, conditional, and prohibited use status of wireless communication facilities in established zoning districts. Amends to Chap. 40 (Permits and Applications) are necessitated to identify the applicable permit applications for the different types of wireless communication facilities specified in the amends to Chap. 60. Amends to Chap. 90 (Definitions) are necessitated by the need to define key terms specific to wireless communication facilities identified in the amends to Chap. 60. <i>Staff contact: Kevin Snyder at (503) 526-2427.</i>	Awaiting Decision
<u>I.</u>	TUALATIN VALLEY WATER DISTRICT, OPERATIONS CENTER EXPANSION CUP2002-0006 BDR2002-0097 VAR2002-0007 VAR2002-0008	Northeast corner of the intersection of SW 170 th Ave and SW Merlo Road, southwest of SW Merlo Drive	Planning Commission on 10/23/02 7 p.m. and Board of Design Review 10/24/02 6:30 p.m. (PLEASE NOTE CHANGE IN MEETING DATES.)	<p><u>TVWD, Operations Center Conditional Use</u> <i>The applicant requests Planning Commission approval of a Conditional Use Permit (CUP) for the expansion of a public building or other structure.</i></p> <p><u>TVWD, Operations Center Expansion</u> <i>The applicant requests BDR approval of a Design Review Type III app. for expansion and new construction of buildings. The proposed expansion of the existing administrative facilities will total approx. 7,808 sq ft and the proposed new Operations Support facility will total approx. 7,740 sq ft.</i></p> <p><u>TVWD, Operations Center Parking Variance</u> <i>The applicant requests BDR approval of a Design Variance application for variance to Section 20.20.60.D.3.C of the Development Code which requires that, "off-street parking lots shall be located to the rear of buildings," along Major Pedestrian Routes. The proposed site design includes parking between the existing and proposed bldgs and the SW Merlo Rd right-of-way, which is a designated Major Pedestrian Route.</i></p> <p><u>TVWD, Operations Center Setback Variance</u> <i>The applicant requests BDR approval of a Design Variance app. for variance to Sec. 20.20.60.D.3.B of the Development Code which requires that, "buildings shall be located so that a min. of 70% of the frontage is occupied by one or more bldgs within five (5) ft of the special setback line," along Major Pedestrian Routes. The proposed site design inc. existing and proposed bldgs that are set back approx. 180 ft from the SW Merlo</i></p>	Awaiting Decision

				<i>Rd right-of-way, which is a designated Major Pedestrian Route. Staff contact: Liz Shotwell at (503) 350-4082.</i>	
<u>2.</u>	SW 170 TH AVENUE & BASELINE ROAD ELMONICA CONDO- MINUIMS BDR2002- 0076	Southeast corner of SW Baseline Road and SW 170 th Avenue	Board of Design Review 10/24/02 6:30 p.m.	Applicant requests Design Review approval for major modifications to a previously approved Type III Design Review application (File BDR2001-0145). The original application was for the construction of a 120-unit, twenty building multi-family residential development, including the construction of 20 buildings, an access road, lighting, and associated landscaping. The original approval allowed for 12 of the first floor dwelling units to have the option of being used for any retail, office, or service uses allowed the zoning district. This application is for major modifications to the original approval including but not limited, to a water retention pond, addition of trash enclosures, and playground equipment. Staff contact: Liz Shotwell at (503) 350-4082.	Awaiting Decision
<u>I.</u>	TREE PLAN TWO THRESHOLD TEXT AMENDMENT [ORD. # TO BE DETERMINED] TA 2002-0005		Planning Commissi on 11/6/02 7 p.m.	The City of Beaverton has proposed the establishment of a new application threshold in Section 40.90.15 (Tree Plan Two) of the Development Code. Specifically, the City is proposing to establish in Section 40.90.15.2.A (Thresholds), a new application threshold that would require the submittal of a Tree Plan Two application for the removal of five (5) or more Community Trees within a one (1) calendar year period on properties within the City that are more than one-half (1/2) acre in size. Chapter 90 (Definitions) of the Development Code defines a Community Tree as “a healthy tree of at least ten inches (10”) DBH [Diameter Breast Height] located on developed, partially developed, or undeveloped land. Community Trees are not those trees identified as significant, historic, street, or conditioned trees or trees within a Significant Natural Resource Area.” The proposed amendment described above will affect only those properties having a total area more than one-half (1/2) acre in size, and containing Community Trees as defined by Chapter 90 (Definitions). <i>Staff contact: Kevin Snyder at (503) 526-2427.</i>	Awaiting Decision
<u>2.</u>	TEXACO AT TUALATIN- VALLEY HIGHWAY, RE-BRAND TO SHELL BDR2002-0143	Northeast corner of the intersection of SW Tualatin- Valley Hwy and SW Murray Blvd	Facilities Review Committe e 11/6/02 (Written comments due by 11/5/02.)	The applicant is requesting Type II Design Review approval for exterior modifications to structures upon the subject site, noted below. The proposed modifications are a result of a change in the branding of the site from a Texaco service station to Shell service station. The re-brand requires a radical color change on the existing structures and modifications such as changing the light fixtures and canopy. This request will be reviewed administratively, therefore, no public hearing concerning this request will be held unless the decision is appealed. <i>Staff contact: Sambo Kirkman at (503) 350-4083.</i>	Awaiting Decision
<u>I.</u>	WORKSESSIO N TO DISCUSS DEVELOPME NT CODE TRANSPORT-		Planning Commissi on Worksessi on 11/20/02	THE WORK SESSION IS TO PRESENT AND DISCUSS PROPOSED DEVELOPMENT CODE TRANSPORTATION PERFORMANCE MEASURES. WORKSHOP FORMAT AT PLANNING COMMISSION DOES NOT ALLOW FOR PUBLIC COMMENT. HOWEVER, THE PUBLIC IS WELCOME	Awaiting Decision

	ATION PERFOR- MANCE MEASURES		6:30 p.m.	TO ATTEND AND HEAR THE PRESENTATION. <i>STAFF CONTACT: RANDALL WOOLEY AT (503) 526-2443.</i>	
<u>2.</u>	TEXACO AT WATERHOUS E, RE-BRAND TO SHELL BDR2002-0145	Southeast corner of the intersection of NW Waterhouse Ave and 158 th Ave	Facilities Review Committee 11/20/02	THE APPLICANT IS REQUESTING TYPE II DESIGN REVIEW APPROVAL FOR EXTERIOR MODIFICATIONS TO STRUCTURES UPON THE SUBJECT SITE NOTED BELOW. THE PROPOSED MODIFICATIONS ARE A RESULT OF A CHANGE IN THE BRANDING OF THE SITE FROM A TEXACO SERVICE STATION TO A SHELL SERVICE STATION. THE RE-BRAND REQUIRES A RADICAL COLOR CHANGE TO THE EXISTING STRUCTURES AND MODIFICATIONS TO THE LIGHTING AND CANOPY. THIS REQUEST WILL BE REVIEWED ADMINISTRATIVELY, THEREFORE, NO PUBLIC HEARING CONCERNING THIS REQUEST WILL BE HELD UNLESS THE DECISION IS APPEALED. <i>STAFF CONTACT: SAMBO KIRKMAN AT (503) 350-4083.</i>	Awaiting Decision
	PROJECT TITLE	LOCATIO N	PUBLIC HEARING DATE	PROPOSED ACTION	STATU S
<u>1.</u>	KRISPY KREM DOUGHNUTS CORNELL RO. BDR2002-0148	16305 NW Cornell Road	Facilities Review Committee 12/11/02 and Board of Design Review 1/9/03 6:30 p.m. (Written comments due by 12/10/02.)	The following land use application has been submitted for development of a new Krispy Kreme Doughnut Fast-Food Restaurant. This project consists of a one-story building approximately 4,760 square feet in size with a drive-thru window located on the north side of the building. This request will be reviewed by the Board of Design Review through a public hearing. <i>Staff contact: Tyler Ryerson at (503) 526-2520.</i>	Awaiting Decision
<u>2.</u>	KRISPY KREME 24-	16415 NW Cornell	Facilities Review	The proposed development has submitted a Conditional Use Permit to operate 24-hours. This application is in	Awaiting Decision

	HOUR OPERATION CU 2002- 0033	Road	Committee 12/18/02 and Planning Commission on 1/8/03 7 p.m. (Written comments due by 12/26/02.)	conjunction to a Type III Design Review to construct the project at the above referenced property. <i>Staff contact: Tyler Ryerson at (503) 526-2520.</i>	
<u>3.</u>	DOUBLE TREE PARK PARTITION LD2002-0002	16505 NW Bethany Court	Facilities Review Committee 12/26/02	The applicant is requesting a 2-lot fee ownership partition. The site is developed with two office/industrial buildings, parking, and two storm water facilities. The applicant is requesting that two parcels be created, one for each of the existing buildings located on the site. No new development is proposed with this application.	Awaiting Decision

Upcoming Event

CPA 2002-0014 Transportation Plan Update Set for January 15, 2003, Planning Commission Public Hearing

The transportation plan update is on the move again. After its work session with the Traffic Commission on October 3, the *Comprehensive Plan Transportation Element* was forwarded to the Planning Commission for a public hearing. The *Transportation Element* contains the recommended transportation plan for Beaverton that was developed through public forums and open houses throughout 2001. The analysis of the transportation needs and improvement recommendations are contained in the draft *Transportation System Plan Update (September 2001)* report prepared by consultant DKS Associates. A public hearing has been noticed for the Planning Commission's January 15, 2003, meeting. The hearing is to receive comment on the City's application file number CPA 2002-0014 Comprehensive Plan Amendment to adopt an updated *Chapter Six - Transportation Element* of the *Comprehensive Plan* and adopt the draft *Transportation System Plan Update (September 2001)* into the City's public facilities plan. Questions or concerns? Call Margaret Middleton at (503) 526-2424.